Phase I Environmental Site Assessment

Swap N' Shop
8327 South Tacoma Way
Tacoma, WA 98499

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EXECUTIVE SUMMARY

(ECI) has performed a Phase I Environmental Site Assessment of the subject property in conformance with the scope and limitations of ASTM Practice E-1527-00. The following is a summary of our findings concerning potential environmental issues identified during our assessment of the subject property. This summary should be used for introductory purposes and the reader should refer to the report for further clarification.

Site Description: The subject site is located at 8327 South Tacoma Way in Tacoma, Washington. The subject property is presently 12.99 acres occupied by a drive-in. The site is bounded to the north by 82nd Street South, on the east by residential housing, on the west by commercial and retail properties and on the south by 84th Street South.

Historical Research: Based on our review of the available historical information, the subject property was an open field in the 1946 photo. The 1969 to 2000 photos show the subject site as the Lakewood Drive-In.

Regulatory Agency List Review: The subject site does not appear on any of the regulatory databases reviewed for this project. In addition regulatory agency lists reviewed for this report identified no facilities representing an environmental concern to the subject property.

Site Reconnaissance: ECI's site reconnaissance did not identify the presence of any aboveground or underground storage tanks (UST) on the subject property. There was no evidence of stained areas caused by spills of hazardous materials or the dumping or disposal of solid or hazardous waste on the subject site. There was no evidence of the use large quantities of hazardous chemicals. ECI has reviewed reasonably ascertainable historical records, environmental records, and regulatory databases. Based on the historical information reviews, the information revealed no evidence of Recognized Environmental Conditions in connection with the subject property. Based on the site reconnaissance, the age of the existing buildings, these structures have the high possibility of containing asbestos materials and lead based paints.

1.0 INTRODUCTION

(ECI) has completed a Phase I Environmental Site Assessment (ESA) of the subject site located at 8327 South Tacoma Way in Tacoma, Washington. This investigation was performed by ECI for EG&G Technical Services in accordance with our October 30, 2002 revised agreement, which was authorized on January 28, 2003. This report summarizes the project approach and findings.

1.1 Scope of Services

ECI conducted this Phase I ESA to evaluate the potential for contamination on the subject property resulting from past or present activities. The scope of work for this study was limited to the following tasks:

- A review of reasonably ascertainable information from various sources with respect to historical use of the property and its surroundings;
- A visual reconnaissance of the subject property, along with photographic documentation of selected points of interest;
- A review of regulatory agency lists; and
- Preparation of this written report.

The scope of the project did not include an audit of environmental regulatory compliance issues or permits.

1.2 Site Description

The site location is shown on the Vicinity Map, Plate 1. A general Site Plan for the subject site, with the surrounding properties, is presented on Plate 2. Photographs are included as Appendix A.

The subject site is located at 8327 South Tacoma Way in Tacoma, Washington. The subject property is presently 12.99 acres occupied by movie drive-in structures and one new all-metal building. The site is bounded to the north by 82nd Street South, on the east by residential housing, on the west by commercial and retail properties and on the south by 84th Street South.

The site lies in the northwest quarter of the northwest quarter of Section 31, Township 20 North, Range 3 East. The USGS Tacoma South Quadrangle indicates ground surface at the subject site averages approximately 280 feet (85.34 meters) above sea level. Overall, the site is flat and is occupied by a new metal building, the site offices, snack bar building, the screen support building and screen and parking. The northeast portion of the site is the typical drive-in layout, starting at an approximate elevation of 280 feet at the southwest corner and increasing to approximately 300 feet at the northeast corner.

2.0 SURFICIAL SOIL AND SUBSURFACE CONDITIONS

2.1 Geology

Geological information available for the site area indicates the shallow geology consists of recessional and proglacial stratified outwash sand and gravel containing silts and clays.

2.2 Groundwater

Based on the location of the subject site and its topography in relation to the Puget Sound, groundwater is assumed to be greater than fifty (50) feet in depth. The assumed groundwater flow direction is approximately west toward the Puget Sound. Locally, isolated pockets of perched groundwater may exist above fifty (50) feet. Fluctuations in groundwater levels are expected, depending upon seasonal variations in rainfall, surface water runoff, surface water infiltration, and other hydraulic factors. Actual groundwater conditions may vary due to site-specific subsurface conditions and local surface hydrology.

3.0 SITE RECONNAISSANCE

On February 12, 2003, ECI visited the subject property to assess whether environmental conditions at the subject site had been adversely impacted by past or on-going activities. The focus of our reconnaissance was to identify obvious visual signs of potential environmental contamination caused by current and/or historical property activities.

Our site reconnaissance included identifying the use and storage of hazardous substances, the potential presence of aboveground (AST) or underground storage tanks (USTs), stained floors or ground, and illegal dumping. ECI also walked the perimeter of the subject properties in order to observe adjacent properties and assess whether adjacent property uses may have adversely impacted environmental conditions on the subject properties.

3.1 Site Observations

The subject site is located at 8327 South Tacoma Way in Tacoma, Washington. The subject property is presently 12.99 acres occupied by a drive-in. The site is bounded to the north by 82nd Street South, on the east by residential housing, on the west by commercial and retail properties and on the south by 84th Street South.

The site lies in the northwest quarter of the northwest quarter of Section 31, Township 20 North, Range 3 East. The USGS Tacoma South Quadrangle indicates ground surface at the subject site averages approximately 280 feet (85.34 meters) above sea level. Overall, the site is flat and is occupied by a new metal building, the site offices, snack bar building, the screen support building and screen and parking. The northeast portion of the site is the typical drive-in layout, starting at an approximate elevation of 280 feet at the southwest corner and increasing to approximately 300 feet at the northeast corner.

ECI's site reconnaissance did not identify the presence of any aboveground or underground storage tanks (UST) on the subject property. There was no evidence of stained areas caused by spills of hazardous materials or the dumping or disposal of solid or hazardous waste on the subject site. There was no evidence of the use large quantities of hazardous chemicals. The operations manager stated that to the best of his knowledge there are been storage or spills of hazardous chemicals or the presence of USTs or ASTs on the subject site.

Based on the site reconnaissance, the age of the existing buildings, these structures have the high possibility of containing asbestos materials and lead based paints.

3.1.1 Underground / Aboveground Storage Tanks

During the site reconnaissance ECI observed no visual evidence of aboveground or underground storage tanks.

3.1.2 Polychlorinated Biphenyl (PCB)

Three pole-mounted transformers were identified on the northwest alley of the subject site. These transformers appear to be in good condition with no leaks. PCB's may be present in the old lighting fixtures present in the older site structures. No other PCB materials were identified on the subject site.

3.1.3 Asbestos-Containing Material (ACM)

Materials containing greater than 1 percent asbestos are considered to be "asbestos containing materials" by the U.S. Occupational Safety and Health Administration and the EPA. The use, maintenance, and disposal of asbestos-containing materials are regulated. Although production of asbestos-containing materials was stopped in 1979, stockpiled ACM materials were still distributed.

ECI observed several possible asbestos-containing materials in all of the old site structures. An asbestos survey was also conducted at this site. The results are presented later in this report.

3.1.4 Lead-Containing Material (LCM)

Due to the age of the site structures ECI observed several possible areas of paint that maybe lead based in nature. A lead-based paint survey was also conducted at this site. The results are presented later in this report.

3.2 Survey of Adjacent Properties

ECI conducted a reconnaissance of the adjacent properties to observe land use in the site vicinity and to evaluate the potential of environmental impacts from surrounding properties at the time of the site reconnaissance. No specific conditions were observed on the immediate adjacent properties. Adjacent property descriptions are as follows.

North: The north adjacent property is occupied by 82nd Street South and commercial and residential properties.

East: The east adjacent properties are occupied by residential properties.

South: The south adjacent property is occupied by 84th Street South and commercial and abandoned properties.

West: The west adjacent property is occupied by commercial and retail properties and South Tacoma Way with commercial and retail properties to the west of South Tacoma Way.

During the site reconnaissance of the adjacent sites, ECI observed no indication of aboveground or underground storage tanks or that hazardous materials had been spilled or dumped. ECI noted no stained surfaces or any evidence of stressed vegetation. Based on our site reconnaissance and the historical information, it is not expected that current or past uses on the adjacent properties have resulted in an adverse environmental impact to the subject site.

4.0 SITE HISTORY RESEARCH

ECI researched the history of land use activities on and immediately surrounding the subject property to identify former land use that may have adversely affected soil and groundwater. For the purposes of this research, we reviewed the following:

- Aerial photographs dated 1946, 1969, 1979, 1985, 1996 and 2000.
- Historical tax records, USGS Topographic Maps, Sanborn Maps and building records.

4.1 Historical Site Use

The 1946 photo shows the subject site as open field type property. The 1969 photo indicates that the subject property has been de eloped into a drive-in movie facility. The 1979 to 2000 photos show there were no changes made to the subject site.

4.2 Historical Off-Site Use

4.2.1 North Adjacent Property

The aerial photo dated 1946 shows this property being occupied by farm buildings and open fields. The 1969 to 2000 aerial photos show the site being occupied by commercial and residential (trailer park) properties.

4.2.2 South Adjacent Property

The aerial photo dated 1946 shows the property occupied by multi-family housing. The 1969 photo now shows 84th Street South, housing and commercial properties with no changes on the 1979,1985 and 1996 photos. The 2000 photo shows the south adjacent property is now commercial and vacant property.

4.2.3 West Adjacent Property

The aerial photo dated 1949 indicates the west adjacent property as rural residential land. The 1969 to 2000 photos indicate the west adjacent property being commercial and retail properties.

4.2.4 East Adjacent Property

The aerial photo dated 1946 shows the property occupied by open fields and scattered woods. The 1969 photo shows the site being occupied by a trailer park and multi-family housing units. This configuration did not change in the 1979, 1985, 1996 or the 2000 photos.

5.0 REGULATORY AGENCY RECORDS REVIEW

ECI conducted a search of available government records. The search meets the requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00.

Under the currently applicable federal, state, and local regulations, owners of property contaminated by hazardous or regulated substances may be liable for cleanup actions, even though the substances have migrated onto their property from off-site sources. Furthermore, costly cleanup actions may be required under Washington's Model Toxics Control Act (MTCA) if site soils, sediments, surface water, and/or groundwater contain hazardous or regulated substances at levels that exceed MTCA criteria.

5.1 Subject Property

The subject property was not identified on any of the databases reviewed for this project.

5.2 Surrounding Properties

5.2.1 National Priorities List - NPL

No sites within one mile of the subject property have been identified on the NPL list.

5.2.2 CERCLIS List

No sites within one-half mile of the subject property have been identified on the CERLIS list.

5.2.3 Hazardous Material Handlers (RCRA Facilities)

No RCRA treatment, storage, or disposal (TSD) facilities are located within one mile of the subject site. None of the adjacent properties are listed as RCRA waste generators.

5.2.4 Toxics Cleanup Program List - (TCP)

There are no TCP sites listed in DOS's database within one mile of the subject property.

5.2.5 Underground Storage Tank List - (UST)

There are two UST sites listed on the present Ecology Registered UST list that are located adjacent to the subject property. The approximate locations of the UST sites are shown on Plate 1. Information on the UST sites follows.

1.	Site Name:	B C Niesen
	Site Address:	8233 South Tacoma Way Tacoma, Washington
	Proximity:	West adjacent property
	Status:	Tanks removed in December 1964
2.	Site Name:	William C. Grider (Shell Station No. 47) (Presently a Taco Bell)
	Site Address:	9401 South Tacoma Way Tacoma, Washington
	Proximity:	South adjacent property
	Status:	Tanks removed in December 1964 and site redeveloped

The information presented on Ecology's UST list indicates these two were decommissioned in December 1964 and redeveloped. Due to this information these two UST sites in relation to the subject site, do not present an environmental concern to the subject site.

5.2.6 Leaking Underground Storage Tank List – (LUST)

There was one LUST site listed on the present Ecology LUST list that are located within 0.5 miles of the subject property. The approximate location of the UST site is shown on Plate 1. Information on the UST site follows.

1.	Site Name:	William C. Grider (Shell Station No. 47) (Presently a Taco Bell)
	Site Address:	9401 South Tacoma Way Tacoma, Washington
	Proximity:	South adjacent property
	Status:	LUST list states the site was cleaned up in 1991

Based on this information from Ecology, this LUST site does not present an environmental concern to the subject site.

5.2.7 Landfills - (SWF)

There are no solid waste transfer stations, active landfills, and closed landfills located within one-half mile of the subject site.

6.0 ASBESTOS SURVEY

On February 12, 2003, Mr. Robin Hamlet with ECI, AHERA Inspector No. MO-9907012, visited the subject property and collected twenty-one (21) samples of suspect asbestos-containing materials (ACM) and ten (10) samples for lead-based paint. Table 1 contains a complete listing of all suspect asbestos-containing materials and paint sampled, sample locations, the laboratory results, and an estimated square or linear footage of each asbestos-containing material identified. Plate 1 is a vicinity map showing the subject site location. Plates 3,4,5 and 6 are sample location maps of the buildings studied on the subject site.

ECI submitted the suspect asbestos-containing samples to MED-TOX Northwest in Auburn, Washington. MED-TOX analyzed the samples for asbestos content by Polarized Light Microscopy (PLM) with dispersion staining in accordance with EPA Method 600 / R-93 / 116, "Method for Determination of Asbestos in Bulk Building Materials".

ECI submitted the suspect lead based paint samples to Prezant Associates, Inc. in Seattle, Washington. Prezant analyzed the samples for lead content by EPA SW-846 Method 7420.

The subject property is occupied by three, vintage 50's, wooden structures, and one new all metal structure. This metal building is so new it is of no concern to the subject property. The wooden structures are identified as follows:

Building No. 1 – Main site offices. One-story, wooden structure.

Building No. 2 – Snack Bar/Projection building. Wood and concrete structure.

Building No. 3 – Screen Support building. Structural steel and wooden building.

Building No. 1 – Main Site Offices

Building No. 1 is the sites main office; the building is wood frame and concrete. The interior walls are covered with wood paneling; the floors are concrete and vinyl floor tile. We identified and sampled two patterns of vinyl floor tile, mastic and paint. We observed no other suspect ACM within the subject property. We did not perform destructive sampling in this building since the offices are still operating. There may be additional ACM materials in this building that could not be observed unless destructive testing was performed. The laboratory analysis for the floor tile sampled in the lunchroom indicated less than 1 percent chrysotile asbestos and the floor tile sampled in the restroom indicated a non-detect for asbestos.

Building No. 2 – Snack Bar / Projection Building

The snack bar, restrooms, the projection room and an electrical room occupy building No. 2. We identified five different patterns of vinyl floor tile, linoleum, mastic, cove base, wallboard, popcorn ceiling materials, roofing materials and cement asbestos board.

Black mastic used in the snack bar area was identified by laboratory analysis to have 3 percent to 4 percent chrysotile asbestos. The brown and tan vinyl floor tile sampled in the projection room was identified to contain 3 percent chrysotile asbestos. The cement asbestos board found in the electrical room was identified from laboratory analysis to contain 40 percent chrysotile asbestos. CAB also appears on the outside of building No. 2 as siding materials located on the second level, the projection area. The wallboard sample indicated the surfacing mud contains 2 percent chrysotile asbestos. The black, spread-on tar used as seaming material on the roof over the snack bar contains 5 percent chrysotile asbestos. The black roofing paper sampled on the roof over the projection area has 2 percent chrysotile asbestos. No asbestos was detected in the remaining samples.

Building No. 3 – Screen Support Building

ECI identified two different patterns of vinyl floor tile and a large volume of cement asbestos board present in building No. 3. The red and white vinyl floor tile found in the living area of building No. 3 had 2 percent to 3 percent chrysotile asbestos. No other asbestos was detected within building No. 3. However, the northeast exterior wall of building No. 3, which is directly behind the projection screen, is covered with four foot by ten foot panels of CAB measuring approximately forty-four feet high by one-hundred and ten feet wide (44'x110').

7.0 LEAD PAINT SURVEY

Building No. 1 – Main Site Offices

Building No. 1 is the sites main office; the building is wood frame and concrete. The interior walls are painted with a blue-green lead paint. Laboratory analysis of this paint indicated a lead concentration of 4,000 part per million (ppm).

Building No. 2 – Snack Bar / Projection Building

In the subject structure, five paint samples were collected from the interior and exterior of the structure. Samples PT-1, PT-2 and PT-3 were interior wall samples and PT-4 and PT-5 were exterior wall samples. All samples were found to contain lead concentrations above cleanup levels. Laboratory analysis of sample PT-1 indicated a lead concentration of 460 ppm, PT-2 a lead concentration of 4,600 ppm and PT-3 a lead concentration less than 69 ppm. The two exterior samples were multi-layer samples. Laboratory analysis of PT-4 indicated a lead concentration of 97,000 ppm and PT-5 a lead concentration of 6,800 ppm.

Building No. 3 – Screen Support Building

In the subject structure, four paint samples were collected from the interior and exterior of the structure. All samples were found to contain lead in concentrations above cleanup levels. The laboratory analysis indicates that sample PT-6 has a lead concentration of 1,800 ppm, PT-7 has a lead concentration of 860 ppm and PT-8 a lead concentration of 3,200 ppm. The exterior paint sample has a lead concentration of 7,900 ppm. For demolition purposes this building should be considered lead contaminated materials and handled and disposed of according to existing environmental regulations.

8.0 CONCLUSIONS

ECI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-00 for the subject property. The subject site is located at 8327 South Tacoma Way in Tacoma, Washington. ECI has reviewed reasonably ascertainable historical records, environmental records, and regulatory databases. Based on the reviews of this information this environmental site assessment has revealed, that at the time of the assessment, no evidence of Recognized Environmental Conditions that would have an environmental effect on the subject property were observed. Based on the site reconnaissance, the subject property could contain several ACM and LCM materials due to the age of the three original buildings.

ECI performed this 'good-faith' asbestos and lead-based paint survey at the subject property collecting twenty-one (21) samples of suspect asbestos-containing materials and ten samples of paint. Table 1 shows a complete listing of all suspect asbestos-containing materials and paint chips sampled, sample locations, the laboratory results, and an estimated coverage area of identified asbestos-containing material.

Asbestos containing materials were found in building No. 2 and building No. 3. These materials consisted of vinyl floor tiles, mastics, popcorn ceiling materials, linoleum and CAB boards. For demolition purposes both building No. 2 and No. 3 should be considered asbestos materials and handled in the appropriate disposal manner. No asbestos was identified in the remaining samples. Any materials containing more than 1 percent asbestos must be handled and disposed of in accordance with state and federal regulations.

Lead-based paints were identified in all three-subject buildings at concentrations above cleanup levels.

The paints located on the exterior and interior walls, doorframes and moldings. It is therefore assumed that for demolition, all the paint contains lead. Any materials containing lead greater than one ppm must be handled and disposed of in accordance with state and federal regulations.

9.0 STANDARD LIMITATIONS

In preparing this report, ECI has reviewed historical records, interviewed public and private individuals as indicated in this document, reviewed regulatory agency files/databases, and observed property and surrounding property conditions. ECI has examined and relied on written documents, and oral statements made by others. ECI has not conducted an independent examination of facts contained in referenced materials and statements. ECI has assumed the genuineness of the documents and the information provided in the documents or statements is true and accurate.

ECI has conducted this project and prepared this report in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. ECI shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time this work was performed. ECI recognizes that facts or conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions described in this report at this time. Conclusions and recommendations were made within the operative constraints of the scope of work, budget, and schedule for this project. This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made.

This report is intended for the exclusive use of EG&G Technical Services and their representatives for specific application to the subject property. Any future consultations or other services to third parties, related to this project, requires written authorization from EG&G Technical Services or their representatives. Any such ECI provided services to third parties is new work requiring formal agreement with the third party and will be performed in accordance with the formal agreement.

Our work did not include sampling and testing of soil, groundwater, surface water, drinking water, asbestos, or radon gas.

10.0 LIST OF REFERENCES

1) Emergency Response Notification System (ERNS) Spills Report, (1987 through 1999); U.S. EPA, Region 10, Seattle, Washington.

2) U.S. Environmental Protection Agency Region 10, NPL (Superfund) Sites List, July 13, 2000.

3) U.S. Environmental Protection Agency Superfund Program, CERCLIS, Region 10, Site Event Listing, December 17, 1999.

4) U.S. Environmental Protection Agency RCRA Notifiers List, and RCRA Facilities list, April 5, 2000.

5) U.S. Environmental Protection Agency RCRA Treatment, Storage, and Disposal facilities List, June 1, 2000.

6) Washington State Department of Ecology Toxic Cleanup Program - Hazardous Sites List February 29, 2000; Confirmed and Suspected Contaminated Sites List, August 2002; and Site Registers, March 21, 2000 through March 18, 2003.

7) Washington State Department of Ecology, Listing of Registered Underground Storage Tanks, December 2002.

8) Washington State Department of Ecology, Leaking Underground Storage Tank Sites, December 2002.

9) Pierce County Health Department, 1995/1996 Solid Waste Permits, Pierce County, Washington, Landfill Dumps, October 1995.

10) USGS Topographic Map; Tacoma South Quadrangle, Pierce County, Washington, 7.5 Minute Series (Topographic); US Geological Survey; 1961, Revised 1981.

11) Aerial photographs dated 1946, 1969, 1979, 1985, 1996 and 2000, Walkers and Associates, Seattle, Washington.

12) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; American Society for Testing and Materials (ASTM), 1916 Race Street, Philadelphia, Pennsylvania 19103; Designation: E1527-00, July 2000.

13) Historical Tax property records provided by Pierce County Assessor Treasury, Internet Access, Parcel and Tax Search, October 2002.

TABLE 1

Asbestos and Lead Paint Sample Inventory
Location Results
Lakewood Drive-In Site
Tacoma, Washington

E-10315

Sample Number	Material	Location	Laboratory Results	Approximate Quantity of ACM/Paint
40-1-1	9"x9" Lt.gray/white/tan vinyl floor tile	Bldg. 2-Snack Bar. Service area floor	4% Chrysotile	~2,600 sq. ft.
40-1-2	9"x9"Orange/Lt and dark linear striations. Vinyl floor tile	Bldg. 2-Snack Bar. Service area floor	3% Chrysotile	~150 sq. ft.
40-1-3	12"x12" Lt. Gray vinyl floor tile	Bldg. 2-Snack Bar. Service area floor	4% Chrysotile	~36 sq. ft.
42-1-1	Tan linoleum w/ gray paper backing	Bldg. 2-Snack Bar. Service counters-lower counters	40% Chrysotile	~100 sq. ft.
9-1-1	White Popcorn ceiling material	Bldg. 2-Snack Bar. Service area ceiling	2% Chrysotile	~3,000 sq. ft.
50-1-1	Orange vinyl cove base/mastic	Bldg. 2-Snack Bar. Service area	NAD	NA
3-1-1	Wallboard	Bldg. 2-Snack Bar area	2%Chrysotile	~2,400 sq. ft.
62-1-1	Siding material	Bldg. 2-Snack Bar counters. Outside facing panels.	NAD	NA
47-1-1	Cement asbestos board-CAB	Bldg. 2-Electrical room for Projection room, 2nd floor	40% Chrysotile	~36 sq. ft.
40-2-1	9"x9" Brick red vinyl floor tile	Bldg. 2-Projection room, 2nd floor	3% Chrysotile	~120 sq. ft.

NAD No Asbestos Detected ND Non Detected NA Not Applicable

TABLE 1

Asbestos and Lead Paint Sample Inventory
Location Results
Lakewood Drive-In Site
Tacoma, Washington

E-10315

Sample Number	Material	Location	Laboratory Results	Approximate Quantity of ACM/Paint
40-2-2	9"x9" Dk. Beige vinyl floor tile	Bldg. 2-Projection room, 2nd floor	3% Chrysotile	~120 sq. ft.
57-1-1	Black, Roof Sheeting	Bldg. 2-Roof area over Snack Bar	NAD	NA
59-1-1	Black, Spread-on Tar	Bldg. 2-Roof area over Snack Bar	5% Chrysotile	<400 Linear feet
57-2-1	Black Roofing Paper	Bldg. 2-Roof area over 2nd floor	2% Chrysotile	~900 sq. ft.
47-2-1	Cement asbestos board	Bldg. 3-Screen support bldg.	40% Chrysotile	~5,000 sq. ft.
40-3-1	9"x9" White vinyl floor tile	Bldg. 1-Main office, lunch room	<1%	NA
40-3-2	9"x9" Green vinyl floor tile	Bldg. 1-Main office, bath room	NAD	NA
40-4-1	9"x9" Red vinyl floor tile	Bldg. 3-Old kitchen area	3% Chrysotile	~75 sq. ft.
40-4-2	12"x12" White vinyl floor tile	Bldg. 3-Living area	2% Chrysotile	~210 sq. ft.
15-1-1	Cement wall plaster	Bldg. 3-Living area	NAD	NA
15-2-1	Cement wall plaster	Bldg. 3-Exterior	NAD	NA
PT-1	Red paint	Bldg. 2-Snack Bar, east/west walls	460 ppm Pb	~200 sq. ft.
PT-2	Orange paint	Bldg. 2-Snack Bar, east/west walls	4,600 ppm Pb	~450 sq. ft.
PT-3	Yellow paint	Bldg. 2-Snack Bar, west/south/east walls	<69 ppm Pb	~1150 sq.ft.

NAD No Asbestos Detected ND Non Detected NA Not Applicable

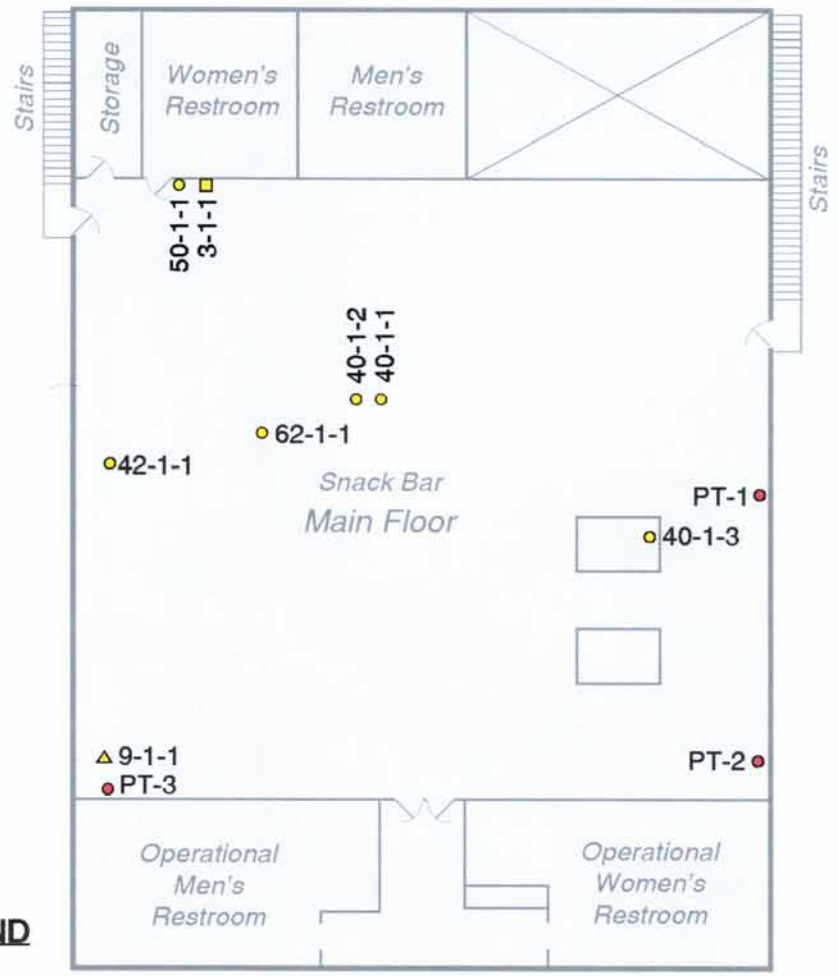
TABLE 1

Asbestos and Lead Paint Sample Inventory
Location Results
Lakewood Drive-In Site
Tacoma, Washington

E-10315

Sample Number	Material	Location	Laboratory Results	Approximate Quantity of ACM/Paint
PT-4	Multi-layered paint	Bldg. 2-Exterior, north wall	97,000 ppm Pb	Entire Bldg. Exterior
PT-5	Multi-layered paint	Bldg. 2-Exterior, east wall	6,800 ppm Pb	Entire Bldg. Exterior
PT-6	Green/blue paint	Bldg. 3-Kitchen area	1,800 ppm Pb	~300 sq. ft.
PT-7	Gray/white paint	Bldg. 3-Living area	860 ppm Pb	~500 sq. ft.
PT-8	Beige paint	Bldg. 3-All door moldings	3,200 ppm Pb	~800 linear feet
PT-9	Grey/Green paint	Bldg. 3-Exterior walls	7,900 ppm Pb	Entire Screen Support Bldg.
PT-10	Blue-green paint	Bldg. 1-Office Bldg. –Exterior walls	4,000 ppm Pb	Entire Main Office Bldg.

NAD No Asbestos Detected ND Non Detected NA Not Applicable



LEGEND

- Subject Building
- Asbestos Sample Location
- Paint Sample Location
- Floor Sample
- Ceiling Sample
- Wall Sample

N

Not - To - Scale

Geotechnical Engineering, Geology, Environmental Sciences
Construction Testing & ICBO / WABO Inspection Services

Sample Location Plan - Main Floor
Lakewood Drive-In: Snack Bar Bldg. 2
Tacoma, Washington

Drwn. GLS	Date Feb. 2003	Proj. No. 10315
Checked RH	Date 2/24/03	Plate 3

NOTE: This plate may contain areas of color. ECI cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

LEGEND

- Subject Building
- Asbestos Sample Location
- Paint Sample Location
- Floor Sample
- Wall Sample
- Roof Sample

N

Not - To - Scale

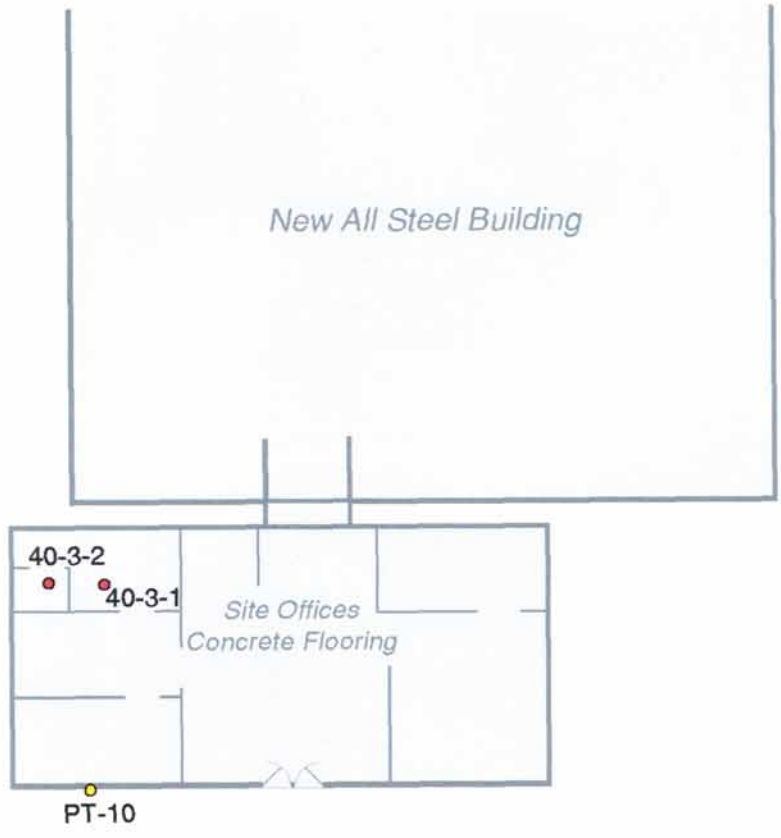
ECI

Geotechnical Engineering, Geology, Environmental Sciences
Construction Testing & ICBO / WABO Inspection Services

Sample Location Plan - Upper Floor
Lakewood Drive-In: Snack Bar Bldg. 2
Tacoma, Washington

Drwn. GLS	Date Feb. 2003	Proj. No. 10315
Checked RH	Date 2/24/03	Plate 4

NOTE: This plate may contain areas of color. ECI cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



LEGEND

- Subject Building
- Asbestos Sample Location
- Paint Sample Location
- Floor Sample
- Ceiling Sample
- Wall Sample

N

Not - To - Scale

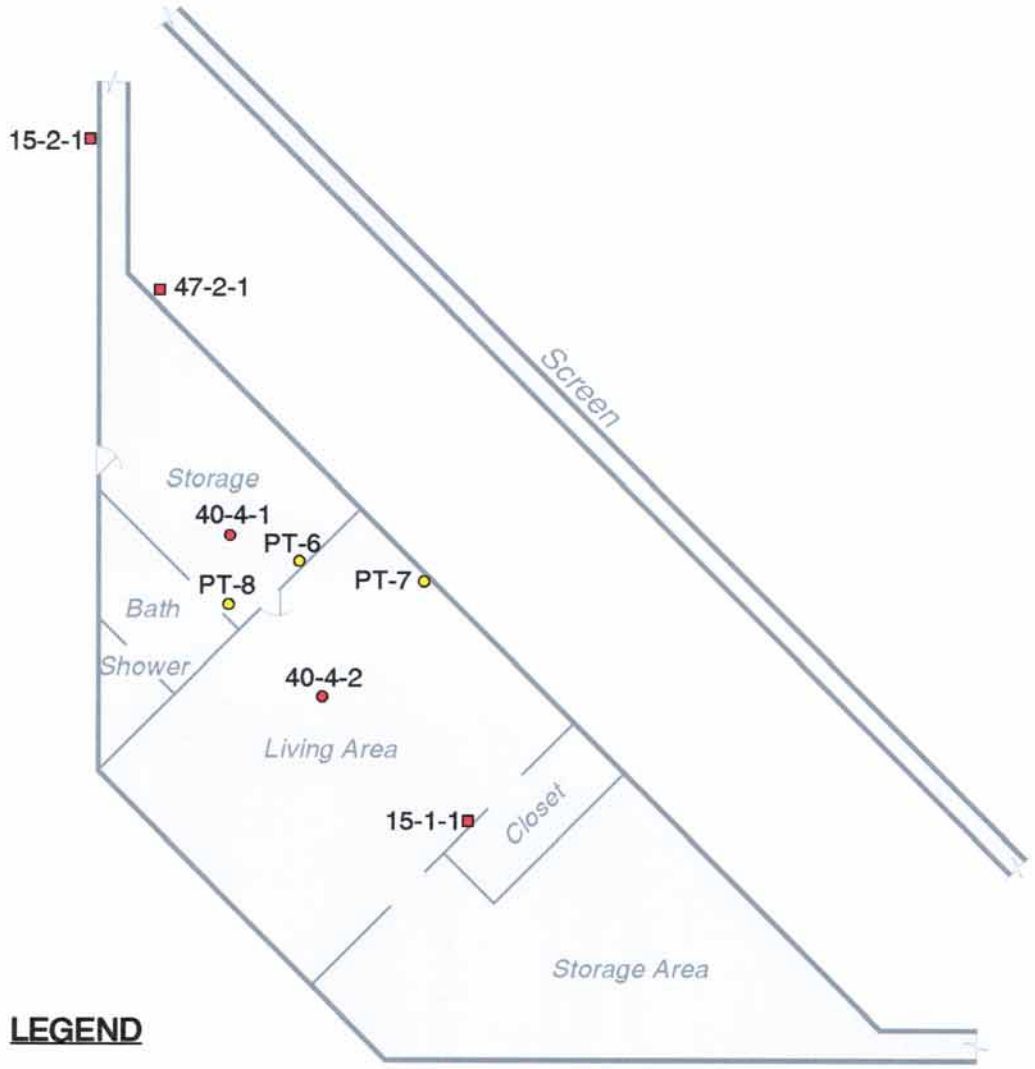
ECI

Geotechnical Engineering, Geology, Environmental Sciences
Construction Testing & ICBO / WABO Inspection Services

Sample Location Plan
Lakewood Drive-In: Main Offices - Bldg. 1
Tacoma, Washington

Drwn. GLS	Date Feb. 2003	Proj. No. 10315
Checked RH	Date 2/24/03	Plate 5

NOTE: This plate may contain areas of color. ECI cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



LEGEND

- Subject Building
- Asbestos Sample Location
- Paint Sample Location
- Floor Sample
- Ceiling Sample
- Wall Sample

N

Not - To - Scale

Geotechnical Engineering, Geology, Environmental Sciences
Construction Testing & ICBO / WABO Inspection Services

Sample Location Plan
Lakewood Drive-In: Screen Support Building 3
Tacoma, Washington

Drwn. GLS	Date Feb. 2003	Proj. No. 10315
Checked RH	Date 2/24/03	Plate 6

NOTE: This plate may contain areas of color. ECI cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

APPENDIX A

SITE PHOTOGRAPHS

APPENDIX B

LABORATORY ANALYSIS DATA

SAFE ENVIRONMENT OF AMERICA, INC. dba
MED-TOX NORTHWEST

ANALYTICAL LABORATORY REPORT

RECEIVED
FEB 28 2003

Batch Received: 02/13/2003
Samples Analyzed: 02/18/2003 - 02/19/2003
Report Date: 02/19/2003
MED-TOX Job No: L-5377(14)

ANALYSIS: ASBESTOS IN BULK SAMPLES
METHOD: POLARIZED LIGHT MICROSCOPY (PLM)/
DISPERSION STAINING
EPA 600/M4-82-020 AND EPA/600/R-93/116
LOCATION: E-10315 Lakewood Drive-In

CLIENT PO #:

FIBER IDENTIFICATION KEY

ASBESTOS	NON-ASBESTOS
C = Chrysotile	CE = Cellulose
AM = Amosite	W = Wollastonite
CR = Crocidolite	F = Fiberglass
AN = Anthophyllite	M = Mineral Wool
TR = Tremolite	ND = None Detected
AC = Actinolite	

Lab No.	Sample ID Client No.	Asbestos Percent	Brief Physical Description
0302043B	40-1-1	4%	Layer 1 - Off white vinyl tile: <1% C, fine grains. Layer 2 - Black mastic: 4% C, asphalt. Asbestos accounts for 4% of this material.
0302044B	40-1-2	3%	Layer 1 - Orange vinyl tile: ND, fine grains. Layer 2 - Black mastic: 3% C, asphalt. Asbestos accounts for 3% of this material.
0302045B	42-1-1	30%	Layer 1 - Tan vinyl: ND, vinyl/binder. Layer 2 - Grey paper backing: 30% C, fine grains. Asbestos accounts for 30% of this material.
0302046B	40-1-3	4%	Layer 1 - Off white vinyl tile: ND, fine grains. Layer 2 - Yellow mastic: ND, mastic/binder. Layer 3 - Black mastic: 4% C, asphalt. Asbestos accounts for 4% of this material.

3[illegible] West Valley Highway North • Suite #502 • Auburn, Washington 98001 • PHONE (253) 351-0677 • FAX (253) 351-0688 • E-mail: medtoxnw@msn.com

SAFE ENVIRONMENT OF AMERICA, INC. dba MED-TOX NORTHWEST

Report Date: 02/19/2003
MED-TOX Job No: L-5377(14)

Lab No.	Sample ID Client No.	Asbestos Percent	Brief Physical Description
0302047B	9-1-1	2%	Layer 1 - Off white 'mud' w/ off white paint: 2% C, fine grains, paint/binder, vermiculite. Layer 2 - Pink 'mud' w/ off white paint: ND, fine grains, paint/binder. Asbestos accounts for 2% of this material.
0302048B	50-1-1	ND(1)	Layer 1 - Orange rubber: ND, binder/filler, fine grains. Layer 2 - Brown mastic: ND, mastic/binder. No asbestos was detected in this material.
0302049B	3-1-1	2%	Layer 1 - Off white 'mud' w/ yellow paint: 2% C, fine grains, paint/binder. Layer 2 - White sheetrock w/ tan paper: 5% CE, 3% F, fine grains. Asbestos accounts for 2% of this material.
0302050B	62-1-1	ND(1)	Layer 1 - Blue/brown, hard material: 80% CE, binder/filler. Layer 2 - Orange mastic: ND, mastic/binder. No asbestos was detected in this material.
0302051B	47-1-1	40%	Layer 1 - Grey cement board: 40% C, cement/binder. Laeyr 2 - Tan paper: 99% CE. Asbestos accounts for 40% of this material.
0302052B	40-2-1	3%	Layer 1 - Brown vinyl tile: 3% C, fine grains. Layer 2 - Black mastic: ND, asphalt. Asbestos accounts for 3% of this material.

SAFE ENVIRONMENT OF AMERICA, INC. dba MED-TOX NORTHWEST

Report Date: 02/19/2003
MED-TOX Job No: L-5377(14)

Lab No.	Sample ID Client No.	Asbestos Percent	Brief Physical Description
0302053B	40-2-2	3%	Layer 1 - Tan vinyl tile: 3% C, fine grains. Layer 2 - Black mastic: <1% C, asphalt. Asbestos accounts for 3% of this material.
0302054B	57-1-1	ND(1)	Layer 1 - Black tar: ND, asphalt, binder/filler, fine grains. Layer 2 - Black felt: 40% S, 5% F, asphalt, binder/filler, fine grains. Layer 3 - Black tar: ND, asphalt, binder/filler, fine grains. No asbestos was detected in this material.
0302055B	59-1-1	5%	Layer 1 - Black tar: 5% C, asphalt. Layer 2 - Black tar: 7% CE, asphalt, binder/filler. Asbestos accounts for 5% of this material.
0302056B	57-2-1	2%	Layer 1 - Black tar: 2% C, asphalt, fine grains. Layer 2 - Black tar: 2% C, 2% F, asphalt, fine grains. Asbestos accounts for 2% of this material.
0302057B	47-2-1	40%	Layer 1 - Black paint: ND, paint/binder. Layer 2 - Grey cement board: 40% C, cement/binder. Asbestos accounts for 40% of this material.

Report Date: 02/19/2003
MED-TOX Job No: L-5377(14)

Lab No.	Sample ID Client No.	Asbestos Percent	Brief Physical Description
0302058B	40-3-1	<1%	Layer 1 - Grey vinyl tile: <1% C, fine grains. Layer 2 - Off white mastic: ND, mastic/binder. Asbestos accounts for <1% of this material.
0302059B	40-3-2	ND(1)	Layer 1 - Bluegreen vinyl tile: ND, fine grains. Layer 2 - Off white mastic: ND, mastic/binder. No asbestos was detected in this material.
0302060B	40-4-1	3%	Layer 1 - Brown vinyl tile: 3% C, fine grains. Layer 2 - Black mastic: ND, asphalt. Asbestos accounts for 3% of this material.
0302061B	40-4-2	2%	Layer 1 - Beige vinyl tile: 2% C, fine grains. Layer 2 - Yellow mastic: ND, mastic/binder. Asbestos accounts for 2% of this material.
0302062B	15-1-1	ND(1)	Layer 1 - White and green paint: ND, paint/binder. Layer 2 - Off white plaster: 2% CE, fine grains, mineral grains. Layer 3 - Grey plaster: ND, fine grains, mineral grains. Layer 4 - Tan paper: 99% CE. No asbestos was detected in this material.

SAFE ENVIRONMENT OF AMERICA, INC. dba MED-TOX NORTHWEST

Report Date: 02/19/2003
MED-TOX Job No: L-5377(14)

Lab No.	Sample ID Client No.	Asbestos Percent	Brief Physical Description
0302063B	15-2-1	ND(1)	Layer 1 - Grey and pink paint: ND, paint/binder. Layer 2 - Off white plaster: ND, fine grains, mineral grains. Layer 3 - Grey plaster: 2% CE, fine grains, mineral grains. No asbestos was detected in this material.

Laboratory Analyst(s):
Kim Brooks

NOTES:

- "ND(1)" means no asbestos detected; method limit of detection is 1%.
- The EPA considers materials that contain less than 1% asbestos not to be a hazard.
- Unless otherwise stated within the report, each sample was examined at standard temperature and pressure in the Med-Tox Northwest laboratory for all asbestos minerals (i.e., chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite). Only those asbestos minerals detected are listed.
- Soils, vinyl floor tiles, and slurry-based materials (e.g., spray-on and troweled-on materials) can be inhomogeneous due to the nature of their preparation. Quality control checks are performed on 10% of the sample load to help ensure the accuracy of data.
- For samples containing >0 but <10% asbestos, point counting by the PLM method is recommended by the EPA (NESHAP, 40 CFR Part 61).
- The coefficient of variation for PLM asbestos samples typically ranges from 0.10 to 0.50. Variation increases as asbestos % decreases.
- Vinyl floor tile samples may contain asbestos fibers too small to be detected by PLM. Negative results, and results of <1% asbestos, are not considered conclusive by the EPA. More sensitive analytical methods, such as TEM, are recommended for such samples.
- Samples are archived for 1 year following analysis and then properly disposed of as hazardous waste.
- This report verifies, with respect to asbestos content, only the samples analyzed. The laboratory is not accountable for the completeness with which a sample represents the actual material.
- This test report is not valid unless it bears the name of a NVLAP approved signatory.
- Any reproduction of this document must include the entire document in order to be valid.
- Neither the NVLAP accreditation of this laboratory nor this report can be used to claim product endorsement by NVLAP or any agency of the U.S. Government.
- Unless otherwise specified within the report, all samples analyzed were in good condition upon receipt by the laboratory.
- Thank you for using Med-Tox Northwest laboratory services. If you have any questions regarding this report, please feel free to contact us.

MED-TOX NORTHWEST
3902 West Valley Highway N. Suite 502
Auburn, WA 98001
Telephone (253) 351-0677, Fax (253) 351-0688

CHAIN OF CUSTODY

Date: 2/12/03 Page ___ of ___ Med-Tox Project No. L-5377 (14)

Laboratory ID No. 0302043B-063B Batch No. 2374 Archive Box 62 65

Client Project No.: E-10315
MTNW Project Mgr.:
Project Name: Lakewood Drive-In
M-T will ☐ dispose of ☐ return sample

1. bulk ASB
   a PLM
   b SEM
   c TEM
2. airborne ASB
   a PCM
   b TEM-AHERA
   c Yamate II
3. Pb
   a air
   b wipe
   c chip
4. TCLP (indicate below)

Fuel
5. TPH-HCD (WA/OR)
6. BETX/TPH-C (WA/OR)
7. BETX (by 8020)
8. TPH-G (WA/OR)
9. TPH-D (WA/OR)
10. 8015 modified
11. 418.1 (WA/OR)
12. 413.2
13. AK-GRO
14. AK-DRO

▼ Put code number in *Analysis Requested* column below ▼

Organic Compound
15. 8240 GCMS volatile
16. 8270 GCMS semivolatile
17. 8080 pesticide/PCB
18. PCB only (by 8080) std/low
19. 8010 halogenated/VOC
20. aromatic VOC
21. 8310 HPLC PAH
22. 8040 phenol
23. 8140 OP pesticide
24. 8150 OC herbicide

Metal
25. priority pollutant (13)
26. TAL (23)

Lab ID	Sample ID	Analysis Requested	Lab ID	Sample ID	Analysis Requested
0302043B	40-1-1	1a	0302053B	40-2-2	1a
044	40-1-2		054	57-1-1	
045	42-1-1		055	59-1-1	
046	40-1-3		056	57-2-1	
047	9-1-1		057	47-2-1	
048	50-1-1		058	40-3-1	
049	3-1-1		059	40-3-2	
050	62-1-1		060	40-4-1	
051	47-1-1		061	40-4-2	
052	40-2-1				

Turn-Around Time	
Standard	
1 week	
4 work days	
3 work days	X
2 work days	
24 hours	
12 hours	
8 hours	
4 hours	
2 hours	

Sample Receipt	
Total no. containers received	
COC seals present?	
COC seals intact?	
Received cold?	
Received intact?	
Received via:	

21 @ 10:00

Relinquished by: R. Kandt	Relinquished by:	Analyzed by:
Date: 2-13-03	Date:	Date:
Time: 1144	Time:	Time:
Received by: [signature]	Received by:	Reported by:
Date: 2/13/03	Date:	Date:
Time: 1144	Time:	Time:

✦ SPECIAL INSTRUCTIONS—Type of metal analysis requested:

Antimony (Sb) ☐ Cadmium (Cd) ☐ Mercury (Hg) ☐ Thallium (Tl) ☐
Arsenic (As) ☐ Chromium (Cr) ☐ Nickel (Ni) ☐ Zinc (Zn) ☐
Barium (Ba) ☐ Copper (Cu) ☐ Selenium (Se) ☐
Beryllium (Be) ☐ Lead (Pb) ☐ Silver (Ag) ☐

Sent by: Med-Tox Northwest 2066562924 05/04/00 16:41 Job 741 Page 2/
Received: 5/ 4/00 16:57; -> Earth Consultants; Page 2

MED TOX NORTHWEST
3902 West Valley Highway N. Suite 502
Auburn, WA 98001
Telephone (253) 351-0677, Fax (253) 351-0688

CHAIN OF CUSTODY

Date: 2/12/03 Page __ of __ Med-Tox Project No. L5377 (14)

Laboratory ID No. 0302063B-0633 Batch No. 2394 Archive Box 02-03

E-Mail:

Client Project No.: E-10315

MTNW Project Mgr.:

Project Name: Lakewood Drive-In

M-T will ☐ *dispose of* ☐ *return* sample

1. bulk ASB
   a PLM
   b SEM
   c TEM
2. airborne ASB
   a PCM
   b TEM-AHERA
   c Yamate II
3. Pb
   a air
   b wipe
   c chip
4. TCLP *(indicate below)*

Fuel

5. TPH-HCD (WA/OR)
6. BETX/TPH-C (WA/OR)
7. BETX (by 8020)
8. TPH-G (WA/OR)
9. TPH-D (WA/OR)
10. 8015 modified
11. 418.1 (WA/OR)
12. 413.2
13. AK-GRO
14. AK-DRO

▼ Put code number in *Analysis Requested* column below ▼

Organic Compound

15. 8240 GCMS volatile
16. 8270 GCMS semivolatile
17. 8080 pesticide/PCB
18. PCB only (by 8080) std/low
19. 8010 halogenated/VOC
20. aromatic VOC
21. 8310 HPLC PAH
22. 8040 phenol
23. 8140 OP pesticide
24. 8150 OC herbicide

Metal

25. priority pollutant (13)
26. TAL (23)

Lab ID	Sample ID	Analysis Requested	Lab ID	Sample ID	Analysis Requested
0302062B	15-1-1	1a			
063	15-2-1	1a			

Turn-Around Time	
Standard	
1 week	
4 work days	
3 work days	X
2 work days	
24 hours	
12 hours	
8 hours	
4 hours	
2 hours	

Sample Receipt	
Total no. containers received	
COC seals present?	
COC seals intact?	
Received cold?	
Received intact?	
Received via:	

21 @ 10:00

Relinquished by: R. Kasult	Relinquished by:	Analyzed by:
Date: 2-13-03	Date:	Date:
Time: 1144	Time	Time:
Received by: [signature]	Received by:	Reported by:
Date: 2/13/03	Date:	Date:
Time: 1144	Time:	Time:

✦ SPECIAL INSTRUCTIONS—Type of metal analysis requested:

Antimony (Sb)	☐	Cadmium (Cd)	☐	Mercury (Hg)	☐	Thallium (Tl)	☐
Arsenic (As)	☐	Chromium (Cr)	☐	Nickel (Ni)	☐	Zinc (Zn)	☐
Barium (Ba)	☐	Copper (Cu)	☐	Selenium (Se)	☐		
Beryllium (Be)	☐	Lead (Pb)	☐	Silver (Ag)	☐		

Prezant

an AIHA & ELLAP accredited lab
accreditation # 101857

February 21, 2003

PAI Batch #: 03-0377

Client:
Company:

Project:	Tacoma	Project #:	E-10315
Matrix:	Paint Chips - Total Lead	P.O. #:	N/A
Date Sampled:	2/13/2003	Sampled By:	Client
Date Received:	2/14/2003	Method:	EPA SW-846 Method 7420
Date Analyzed:	2/20/2003	Analyst:	***Robert Gallaher***

LEAD SAMPLE RESULTS

PAI Lab ID	Client ID	RL (mg/kg)		Concentration (mg/kg)		Percent %
03001705	PT-1	62		460		0.046
03001706	PT-2	70		4,600		0.460
03001707	PT-3	69	<	69	<	0.007
03001708	PT-4	52		97,000		9.700
03001709	PT-5	58		6,800		0.680
03001710	PT-6	60		1,800		0.180
03001711	PT-7	63		860		0.086
03001712	PT-8	57		3,200		0.320
03001713	PT-9	67		7,900		0.790
03001714	PT-10	51		4,000		0.400

QA/QC Results
Batch QC MS — 95% Recovery
Method Blank — < 96 mg/kg

RL - reporting limit
mg - milligrams
kg - kilograms
< - less than

Reviewed by: Deitrie Hanson

Deitrie Hanson, Laboratory Director